



## **CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

### **2020 NON-COMPETITIVE 4% TCAC APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS FEDERAL CREDIT WITH TAX-EXEMPT BONDS, INCLUDING STATE CREDITS (\$500M /Farmworker) (ATTACHMENT 40 FOR CDLAC-TCAC JOINT APPLICATION)**

April 17, 2020 Version

#### **II. APPLICATION - SECTION 1: TCAC APPLICANT STATEMENT AND CERTIFICATION**

**TCAC APPLICANT:** Cherry On Top, LP

**PROJECT NAME:** Essex Tower

#### **PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION**

Check Only

The undersigned TCAC Applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$614,068 annual Federal Credits  
                     total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

Election to sell ("certificate") state credits: No By selecting "Yes" or "No" in the box immediately before, I hereby make an election to sell ("certificate") or not sell all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). I further certify that the applicant is a non-profit entity, and that the state credit price will not be less than eighty (80) cents per dollar of credit. I acknowledge that if I elect to sell ("certificate") all or any portion of the state credit, I may, only once, revoke an election to sell at any time before CTCAC issues the Form(s) 3521A for the project.

I agree it is my responsibility to provide TCAC with the original complete application as well as such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I certify that the numbers describing project cost, development budget, financing amounts, operating subsidies, unit mix and targeting, and all related application documents are the same as those provided in applications submitted to CDLAC, CalHFA, and HCD, as applicable. I certify that any applications, revisions, or updates provided to TCAC, CDLAC, CalHFA, or HCD will be provided to all other of these state agencies providing financing, tax credits, or subsidies to the project.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: updated development timetable under regulation section 10326(j)(4), and the time the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I certify that I have read and understand the provisions of Sections 10322(a) through (h) related to application filing deadlines, forms, incomplete applications, and application changes.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit program.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that the Low-Income Housing Tax Credit program is not an entitlement program and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that an award of federal or state Tax Credits does not guarantee that the project will qualify for Tax Credits. Both federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal or State Tax Credits, I will be required to enter into a regulatory contract that will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief.

I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. The project will at least maintain the installed energy efficiency and sustainability features' quality when replacing systems and materials. When requesting a threshold basis increase for a prevailing wage requirement, if the project is subject to state prevailing wages, I certify that contractors and subcontractors will comply with California Labor Code Section 1725.5. When requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date.

In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion.

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and any other actions that TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Code Section 50199.10, and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at

\_\_\_\_\_, California.

By \_\_\_\_\_  
(Original Signature)

\_\_\_\_\_  
(Typed or printed name)

\_\_\_\_\_  
(Title)

Local Jurisdiction:

City of Lancaster

City Manager:

Jason Caudle

Title:

City Manager

Mailing Address:

44933 Fern Avenue

City:

Lancaster

Zip Code:

93534

Phone Number: 661-723-6000 Ext.

FAX Number:

E-mail: jcaudle@cityoflanasterca.org

\* For City Manager, please refer to the following the website below:  
<http://www.treasurer.ca.gov/ctcac/2018/lra/contact.pdf>

## II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

### A. Application Type

Application type: Preliminary Reservation

Joint Application? **CDLAC-TCAC Joint Application** (submitting concurrent

Prior application was submitted but not selected?

If yes, enter application number: TCAC # CA -  -

Has credit previously been awarded?	No
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If re-applying and returning credit, enter the current application number: TCAC # CA -  -

Is this project a Re-syndication of a current TCAC project?	No
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If a Resyndication Project, complete the **Resyndication Projects** section below.

## B. Project Information

Project Name: Essex Tower

Site Address: 44948 10th Street West

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Lancaster County: Los Angeles

Zip Code:	93534	Census Tract:	9008.06
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Assessor's Parcel Number(s): 3133-002-026

Project is located in a DDA:	Yes	*Federal Congressional District:	25
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Project is located in a Qualified Census Tract:	Yes	*State Assembly District:	36
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Project is a Scattered Site Project:	No	*State Senate District:	21
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Project is <b>Rural</b> as defined by TCAC Regulation Section 10302(kk)	No
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\*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map> <http://findyourrep.legislature.ca.gov/>

### C. Credit Amount Requested

Federal	\$614,068
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State	State Farmworker Credit?	No
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**D. Federal Minimum Set-Aside Election** (IRC Section 42(g)(1))

40%/60%

### E. Housing Type Selection

Special Needs	If Special Needs housing, enter number of Special Needs units:	69
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(Note: Housing Type is used to establish operating expense minimums under regulation section 10327(g)(1))

**F. Geographic Area** (Reg. Section 10315(i))

Please select the project's geographic area:

Balance of Los Angeles County

## II. APPLICATION - SECTION 3: APPLICANT INFORMATION

### A. Identify TCAC Applicant

Applicant is the current owner and will retain ownership:	Yes
Applicant will be or is a general partner in the to be formed or formed final ownership entity:	N/A
Applicant is the project developer and will be part of the final ownership entity for the project:	N/A
Applicant is the project developer and will not be part of the final ownership entity for the project:	N/A

### B. TCAC Applicant Contact Information

Applicant Name:	Cherry On Top, LP				
Street Address:	6330 Variel Avenue, Suite 201				
City:	Woodland Hills	State:	CA	Zip Code:	91367
Contact Person:	Stephanie Levine				
Phone:	818-789-5550	Ext.:		Fax:	
Email:	stephanie@ggre.com				

### C. Legal Status of Applicant:

Limited Partnership	Parent Company:	None
If Other, Specify:		

### D. General Partner(s) Information (post-closing GPs):

D(1) General Partner Name:	Housing Corporation of America, Inc				Managing GP	
Street Address:	2022 S 2100 E Ste 101				OWNERSHIP	
City:	Salt Lake City	State:	UT	Zip Code:	84108	INTEREST (%):
Contact Person:	Carol Cromar				0.01%	
Phone:	818-819-7989	Ext.:		Fax:		
Email:	carol@hcahousing.org					
Nonprofit/For Profit:	Nonprofit	Parent Company: None				

D(2) General Partner Name:*	InSite Development, LLC				Administrative GP	
Street Address:	6330 Variel Avenue, Suite 201				OWNERSHIP	
City:	Woodland Hills	State:	CA	Zip Code:	91367	INTEREST (%):
Contact Person:	Stephanie Levine				0.01%	
Phone:	818-789-5550	Ext.:		Fax:	818-461-0362	
Email:	stephanie@qgre.com					
Nonprofit/For Profit:	For Profit	Parent Company: None				

D(3) General Partner Name:				(select one)
Street Address:				OWNERSHIP
City:	State:	Zip Code:	INTEREST (%):	
Contact Person:				
Phone:	Ext.:	Fax:		
Email:				
Nonprofit/For Profit:	(select one)	Parent Company:		

### E. General Partner(s) or Principal Owner(s) Type Joint Venture

### F. Status of Ownership Entity

currently exists If to be formed, enter date: \_\_\_\_\_

\*(Federal I.D. No. must be obtained prior to submitting carryover allocation package)

\*If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient

**G. Contact Person During Application Process**

Company Name:	InSite Development			
Street Address:	6330 Variel Avenue, Suite 201			
City:	Woodland Hills	State:	CA	Zip Code: 91367
Contact Person:	Stephanie Levine			
Phone:	818-789-5550	Ext.:		Fax: 818-461-0362
Email:	stephanie@qgre.com			
Participatory Role:	Project Manager			

(e.g., General Partner, Consultant, etc.)

## II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

### A. Indicate and List All Development Team Members

Developer: InSite Development  
 Address: 6330 Variel Avenue, Suite 201  
 City, State, Zip: Woodland Hills, CA 91367  
 Contact Person: Stephanie Levine  
 Phone: (818) 789-5550 Ext.:   
 Fax: 818-461-0362  
 Email: stephanie@qgre.com

Attorney: Bocarsly Emden Cowan  
 Address: 633 W 5th Street, 64th Floor  
 City, State, Zip: Los Angeles, CA 90071  
 Contact Person: Juan Bustamante  
 Phone: 213-239-8000 Ext.:   
 Fax:   
 Email: jbustamante@bocarsly.com

Tax Professional: Bocarsly Emden Cowan  
 Address: 633 W 5th Street, 64th Floor  
 City, State, Zip: Los Angeles, CA 90071  
 Contact Person: Eugene Cowan  
 Phone: 213-239-8000 Ext.:   
 Fax:   
 Email: ecowan@bocarsly.com

CPA: Leaf & Cole LLP  
 Address: 2810 Camino del Rio S  
 City, State, Zip: San Diego, CA 92108  
 Contact Person: Steven Northcote  
 Phone: 619-294-7200 Ext.:   
 Fax:   
 Email: swnorthcote@leaf-cole.com

Consultant:   
 Address:   
 City, State, Zip:   
 Contact Person:   
 Phone:  Ext.:   
 Fax:   
 Email:

Appraiser: NA  
 Address:   
 City, State, Zip:   
 Contact Person:   
 Phone:  Ext.:   
 Fax:   
 Email:

Architect: Archeon Group  
 Address: 3530 Wilshire Blvd, Suite 615  
 City, State, Zip: Los Angeles, CA 90010  
 Contact Person: Christian Frederiksen  
 Phone: 213-984-4015 Ext.: 4  
 Fax: 213-325-3695  
 Email: cfrederiksen@archeongroup.com

General Contractor: Atkinson & Associates  
 Address: 233 East Avenue K-6  
 City, State, Zip: Lancaster, CA 93535  
 Contact Person: George Atkinson  
 Phone: 661-723-5141 Ext.:   
 Fax: 661-723-3728  
 Email: george@atkinsonandassociates.co

Energy Consultant: Alliance Energy Partners  
 Address: 5847 Wilbur Avenue  
 City, State, Zip: Tarzana, CA 91356  
 Contact Person: Kevin Shammim  
 Phone: 818-921-4757 Ext.:   
 Fax:   
 Email: kevin@allianceenergypartners.com

Investor: Alliant Capital  
 Address: 21600 W Oxnard Street  
 City, State, Zip: Woodland Hills, CA 91367  
 Contact Person: Brian Goldberg  
 Phone: 818-668-6800 Ext.:   
 Fax:   
 Email: brian.goldberg@alliantcapital.com

Market Analyst: Market Insights  
 Address: 30021 Tomas Street, Ste 300  
 City, State, Zip: Rancho Santa Margarita, CA 92688  
 Contact Person: Buck Panchal  
 Phone: 949-709-1938 Ext.:   
 Fax: 949-713-7399  
 Email: panchal@marketinsights.info

CNA Consultant: NA  
 Address:   
 City, State, Zip:   
 Contact Person:   
 Phone:  Ext.:   
 Fax:   
 Email:



Bond Issuer: LACDA  
Address: 700 W Main Street  
City, State, Zip: Alhambra, CA 91801  
Contact Person: Ryan Mosley  
Phone: (626) 586-1784 Ext.:  
Fax: (626) 943-3815  
Email: ryan.mosley@lacda.org

Prop. Mgmt. Co.: Ironwood Management - Scott Willi  
Address: 6330 Variel Avenue, Suite 201  
City, State, Zip: Woodland Hills, CA 91367  
Contact Person: Scott Williams  
Phone: (818) 789-5550 Ext.:  
Fax: (818) 461-0362  
Email: scottw@qgre.com

2nd Prop. Mgmt. Co.:  
Address:  
City, State, Zip:  
Contact Person:  
Phone: Ext.:  
Fax:  
Email:

## II. APPLICATION - SECTION 5: PROJECT INFORMATION

### A. Type of Credit Requested

New Construction	Yes	If yes, will demolition of an existing structure be involved?	No
(may include Adaptive Reuse)		If yes, will relocation of existing tenants be involved?	N/A
Rehabilitation-Only	N/A	Is this an Adaptive Reuse project?	No
Acquisition & Rehabilitation	N/A	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

### B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? N/A

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Acquisition basis is established using: N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? N/A

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures		No. of Existing Buildings	
No. of Occupied Buildings		No. of Existing Units	
No. of Stories			
Current Use:			

#### Resyndication Projects

Current/original TCAC ID: TCAC # CA - - TCAC # CA - -

First year of credit:

Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A

Is the project currently under a Capital Needs Agreement with TCAC? N/A

If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirements.

Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

### C. Purchase Information

Name of Seller:	Lessor: How Bout Them Apples, LP	Signatory of Seller:	Steven Eglash
Seller Principal:	Steven Eglash & Carol Cromar	Seller Principal:	Steven Eglash
Title:	InSite Development & HCA (related P)	Title:	Managing Member
Seller Address:	riel Ave, Suite 201 / Woodland Hills, C		
Date of Purchase Contract or Option:	9/1/2018	Purchased from Affiliate:	No
Expiration Date of Option:	9/1/2078	If yes, broker fee amount to affiliate?	
Purchase Price:	yr ground lease	Expected escrow closing date:	NA
Phone:	818-789-5550	Historical Property/Site:	No
Holding Costs per Month:	NA	Total Projected Holding Costs:	NA
Real Estate Tax Rate:	NA	Purchase price over appraisal	NA
Amount of SOFT perm financing covering the excess purchase price over appraised value			NA

### D. Project, Land, Building and Unit Information

Project Type: Other (Specify below)

Two or More Story With an Elevator: Yes if yes, enter number of stories:

Two or More Story Without an Elevator: N/A if yes, enter number of stories:

One or More Levels of Subterranean Parking: N/A

Other: new construction of 70 units on an air rights master lease of an existing parking podium owned by related party lessor for \$1/year. Includes ground level non residential supportive space for

E. **Land** **Density:**  
x Feet or 1.15 Acres 50,094 Square Feet 60.87  
 If irregular, specify measurements in feet, acres, and square feet:

F. **Building Information**

Total Number of Buildings: 1 Residential Buildings: 1  
 Community Buildings: NA Commercial/ Retail Space: N/A

If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

NA

Are Buildings on a Contiguous Site? No

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No

If yes, are any of the units to be occupied by the owner or  
 a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

G. **Project Unit Number and Square Footage**

Total number of units:	70
Total number of non-Tax Credit Units (i.e. market rate units) (excluding managers' units):	
Total number of units (excluding managers' units):	69
Total number of Low Income Units:	69
Ratio of Low Income Units to total units (excluding managers' units):	100.00%
Total square footage of all residential units (excluding managers' units):	38,189
Total square footage of Low Income Units:	38,189
Ratio of low-income residential to total residential square footage (excluding managers' units):	100.00%
Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100.00%
Total interior amenity space square footage (TCAC Regulation Section 10325(g)(1)):	3,262
Total commercial/ retail space square footage:	NA
Total common area square footage (including managers' units):	8,772
Total parking structure square footage (excludes car-ports and "tuck under" parking):	21,827
<b>*Total square footage of all project structures</b> (excluding commercial/retail):	72,050

\*equals: "total square footage of all residential units" + "total interior amenity space square footage" + "total common area square footage" + "total parking structure square footage")

**Total Project Cost per Unit**

\$222,520

**Total Residential Project Cost per Unit**

\$222,520

**Total Eligible Basis per Unit**

\$208,272

#### H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	69
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Family Reunification	N/A
Other: homeless seniors	69
Units with tenants qualifying as two or more of the above (explain):	
100% of lihtc units shall be reserved for homeless seniors 55+	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

## II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

### A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	11/19/2007	NA	12/5/2007
NEPA	NA	NA	NA
Toxic Report	11/19/2007	NA	12/5/2007
Soils Report	NA	NA	NA
Coastal Commission Approval	NA	NA	NA
Article 34 of State Constitution	NA	NA	11/11/2019
Site Plan	11/19/2007	NA	12/5/2007
Conditional Use Permit Approved or Required	11/19/2007	NA	12/5/2007
Variance Approved or Required	NA	NA	NA
Other Discretionary Reviews and Approvals	NA	NA	NA

Project and Site Information		
Current Land Use Designation	commercial	
Current Zoning and Maximum Density	commercial allows for multifamily/92 units/acre	
Proposed Zoning and Maximum Density	commercial allows for multifamily/92 units/acre	
Occupancy restrictions that run with the land due to CUP's or density bonuses?		
	Yes	eligible for density bonus of 115 units per acre
Building Height Requirements	50'	
Required Parking Ratio	1.50:01	

**B. Development Timetable**

		Actual or Scheduled		
		Month	/	Year
<b>SITE</b>	Environmental Review Completed	12	/	2007
	Site Acquired	N/A	/	master leased
<b>LOCAL PERMITS</b>	Conditional Use Permit	12	/	2007
	Variance	N/A	/	
	Site Plan Review	12	/	2007
	Grading Permit	9	/	2020
	Building Permit	9	/	2020
<b>CONSTRUCTION FINANCING</b>	Loan Application	2	/	2020
	Enforceable Commitment	2	/	2020
	Closing and Disbursement	9	/	2020
<b>PERMANENT FINANCING</b>	Loan Application	2	/	2020
	Enforceable Commitment	2	/	2020
	Closing and Disbursement	9	/	2020
<b>OTHER LOANS AND GRANTS</b>	Type and Source: <u>LACDA Nofa 25A (LA County)</u>	3	/	2020
	Application	10	/	2019
	Closing or Award	3	/	2020
	Type and Source: <u>LACDA PBV (LA County Housing Auth)</u>	10	/	2019
	Application	10	/	2019
	Closing or Award	3	/	2020
	Type and Source: <u>CDLAC/TCAC</u>	5	/	2020
	Application	5	/	2020
	Closing or Award	8	/	2020
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	2	/	2021
	Construction Start	11	/	2020
	Construction Completion	5	/	2022
	Placed In Service	9	/	2022
	Occupancy of All Low-Income Units	12	/	2022

### III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

#### A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Fixed/Variable	Amount of Funds
1) California Bank & Trust tax exempt bond	24	4.500%	Variable	\$8,000,000
2) California Bank & Trust taxable tail	24	6.500%	Fixed	\$2,100,000
3) LACDA Nofa 25A			N/A	\$3,531,456
4) Deferred Developer Fee			N/A	\$1,734,068
5) Alliant Capital Tax Credit Equity			N/A	\$210,851
6)			(select)	
7)			(select)	
8)			(select)	
9)			(select)	
10)			(select)	
11)			(select)	
12)			(select)	
<b>Total Funds For Construction:</b>				<b>\$15,576,375</b>

1) Lender/Source: California Bank & Trust tax exempt bo  
 Street Address: 1900 Ave of The Stars, Ste 2350  
 City: Los Angeles, CA 90067  
 Contact Name: Mark Wolf  
 Phone Number: 310-407-6187 Ext.:  
 Type of Financing: construction  
 Variable Rate Index (if applicable): LIBOR  
 Is the Lender/Source Committed? Yes

2) Lender/Source: California Bank & Trust taxable tail  
 Street Address: 1900 Avenue of the Stars, Ste 2350  
 City: Los Angeles, CA 90067  
 Contact Name: Mark Wolf  
 Phone Number: 310-407-6187 Ext.:  
 Type of Financing: construction & permanent  
 Variable Rate Index (if applicable): NA  
 Is the Lender/Source Committed? Yes

3) Lender/Source: LACDA Nofa 25A  
 Street Address: 700 West Main Street  
 City: Alhambra, CA  
 Contact Name: Matthew Lust  
 Phone Number: 626-586-1502 Ext.:  
 Type of Financing: public soft debt  
 Is the Lender/Source Committed? Yes

4) Lender/Source: Deferred Developer Fee  
 Street Address: 6330 Variel Avenue, Suite 201  
 City: Woodland Hills, CA 91367  
 Contact Name: Steven Eglash  
 Phone Number: 818-789-5550 Ext.:  
 Type of Financing: def dev fee  
 Is the Lender/Source Committed? Yes

5) Lender/Source: Alliant Capital Tax Credit Equity  
 Street Address: 21600 W Oxnard Street  
 City: Woodland Hills, CA 91367  
 Contact Name: Brian Goldberg  
 Phone Number: 818-668-2802 Ext.:  
 Type of Financing: tax credit equity  
 Is the Lender/Source Committed? Yes

6) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

7) Lender/Source: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

9) Lender/Source: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

11) Lender/Source: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

8) Lender/Source: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

10) Lender/Source: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No

12) Lender/Source: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Type of Financing: \_\_\_\_\_  
Is the Lender/Source Committed? No



### III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

#### A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) California Bank & Trust - Taxable financing	180	6.500%		\$223,341	\$2,100,000
2) LACDA Nofa 25A			Residual		\$7,000,000
3) Deferred Developer Fee			Deferred		\$826,950
4)					
5)					
6)					
7)					
8)					
9)					
10)					
11)					
12)					
<b>Total Permanent Financing:</b>					\$9,926,950
<b>Total Tax Credit Equity:</b>					\$5,649,425
<b>Total Sources of Project Funds:</b>					\$15,576,375

1) Lender/Source: California Bank & Trust - Taxable financing  
 Street Address: 1900 Avenue of the Stars, Ste 2350  
 City: Los Angeles, CA 900067  
 Contact Name: Mark Wolf  
 Phone Number: 310-407-6187 Ext.:  
 Type of Financing: permanent taxable debt  
 Is the Lender/Source Committed? Yes

2) Lender/Source: LACDA Nofa 25A  
 Street Address: 700 West Main Street  
 City: Alhambra, CA  
 Contact Name: Matt Lust  
 Phone Number: 626-586-1502 Ext.:  
 Type of Financing: public soft debt  
 Is the Lender/Source Committed? Yes

3) Lender/Source: Deferred Developer Fee  
 Street Address: 6330 Variel Avenue, Suite 201  
 City: Woodland Hills, CA 91367  
 Contact Name: Steven Eglash  
 Phone Number: 818-789-5550 Ext.:  
 Type of Financing: deferred developer fee  
 Is the Lender/Source Committed? Yes

4) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

5) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

6) Lender/Source:  
 Street Address:  
 City:  
 Contact Name:  
 Phone Number: Ext.:  
 Type of Financing:  
 Is the Lender/Source Committed? No

7) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? **No**

8) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? **No**

9) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? **No**

10) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? **No**

11) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? **No**

12) Lender/Source: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Type of Financing: \_\_\_\_\_  
 Is the Lender/Source Committed? **No**

## B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)):

**Yes**

CDLAC Allocation?

**Yes**

Date application was submitted to CDLAC (Reg. Section 10326(h)):

**5/15/2020**

Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)):

**8/19/2020**

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)):

**9/15/2020**

Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)):

**55.64%**

Name of Bond Issuer (Reg. Section 10326(e)(1)):

**LACDA**

Will project have Credit Enhancement?

**No**

If Yes, identify the entity providing the Credit Enhancement:

Contact Person:

Phone:

Ext.:

What type of enhancement is being provided?

**(select one)**

**(specify here)**

### III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

#### A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Area Median Income	(h) % of Actual AMI
1 Bedroom	69	\$633	\$43,677		\$633	30%	30.0%
<b>Total # Units:</b>	69	<b>Total:</b>	\$43,677		<b>Average:</b>	30.0%	

Is this a resyndication project using hold harmless rent limits in the above table?  
 These rents cannot exceed the federal set-aside current tax credit rent limits.  
 See TCAC Regulation Section 10327(g)(8).

N/A

**B. Manager Units**

State law requires an onsite manager's unit for projects with 16 or more residential units. TCAC Regulation Section 10326(g)(6) requires projects with at least 161 units to provide a second on-site manager's unit, with one additional for each 80 units beyond, up to 4 on-site manager units. Scattered site projects of 16 or more units must have at least one manager unit at each site consisting of 16 or more residential units.

Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working. See TCAC Regulation Section 10325(f)(7)(J) for details on the requirements for this option.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
1 Bedroom	1	\$979	\$979
<b>Total # Units:</b>	1	<b>Total:</b>	\$979

No

Project with desk or security staff in lieu of on-site manager unit(s)  
See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

**C. Market Rate Units**

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
<b>Total # Units:</b>		<b>Total:</b>	

<b>Aggregate Monthly Rents For All Units:</b>	\$44,656
<b>Aggregate Annual Rents For All Units:</b>	\$535,872

**D. Rental Subsidy Income/Operating Subsidy**  
 Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	69
Length of Contract (years):	20
Expiration Date of Contract:	12/15/2041
<b>Total Projected Annual Rental Subsidy:</b>	\$707,112

**E. Miscellaneous Income**

Annual Income from Laundry Facilities:	\$2,400
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
<b>Total Miscellaneous Income:</b>	\$2,400
<b>Total Annual Potential Gross Income:</b>	\$1,245,384

**F. Monthly Resident Utility Allowance by Unit Size**

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	( ) BR
Space Heating:		\$9				
Water Heating:		\$8				
Cooking:		\$5				
Lighting:						
Electricity:						
Water:*		\$64				
Other: Trash, AC, Range, Frig		\$51				
<b>Total:</b>		\$137				

**\*PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

**Name of PHA or California Energy Commission Providing Utility Allowances:**

LA County Development Authority but property shall be MASTER METERED

See Regulation Section 10322(h)(21) for type of projects that are allowed to use CUAC.

**G. Annual Residential Operating Expenses****Administrative**

Advertising:	
Legal:	\$5,000
Accounting/Audit:	\$8,000
Security:	\$150,000
Other: Communication, Computers	\$3,000
<b>Total Administrative:</b>	\$166,000

**Management**

<b>Total Management:</b>	\$46,519
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**Utilities**

Fuel:	
Gas:	\$22,000
Electricity:	\$45,000
Water/Sewer:	\$68,000
<b>Total Utilities:</b>	\$135,000

**Payroll /  
Payroll Taxes**

On-site Manager:	\$45,000
Maintenance Personnel:	\$40,000
Other: Office, Compliance, Employee Benefits	\$72,000
<b>Total Payroll / Payroll Taxes:</b>	\$157,000
<b>Total Insurance:</b>	\$16,750

**Maintenance**

Painting:		\$20,000
Repairs:		\$32,000
Trash Removal:		\$25,000
Exterminating:		\$12,000
Grounds:		
Elevator:		\$12,850
Other:	Interior Cleaning & Supplies	\$43,500
<b>Total Maintenance:</b>		<b>\$145,350</b>

**Other Operating Expenses**

Other:	Licenses & Fees	\$7,000
Other:	Bond Issuance Fee	\$4,000
Other:	(specify here)	
Other:	(specify here)	
Other:	(specify here)	
<b>Total Other Expenses:</b>		<b>\$11,000</b>

**Total Expenses**

<b>Total Annual Residential Operating Expenses:</b>	\$677,619
<b>Total Number of Units in the Project:</b>	70
<b>Total Annual Operating Expenses Per Unit:</b>	\$9,680
<b>Total 3-Month Operating Reserve:</b>	capitalized in dev
<b>Total Annual Transit Pass / Internet Expense (site amenity election):</b>	\$19,200
<b>Total Annual Services Amenities Budget (from project expenses):</b>	\$40,000
<b>Total Annual Reserve for Replacement:</b>	\$21,000
<b>Total Annual Real Estate Taxes:</b>	\$60,000
<b>Master Lease Payment for Air Rights:</b>	\$1
<b>Other (Specify):</b>	

**H. Commercial Income\***

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
<b>Total Annual Commercial/Non-Residential Net Income:</b>	

\*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(15), (23); 10327(g)(7)).

### III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

#### A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) <b>NOT</b> lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		No	
Taxable Bond Financing		Yes	\$2,100,000
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MIP		N/A	
MHSA		N/A	
MHP		N/A	
National Housing Trust Fund (HTF)		N/A	
Qualified Opportunity Zone Investment		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	LA County Development Authority (LACDA)	Yes	\$7,000,000
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

#### B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	3/4/2020	Approval Date:	
Source:	LACDA	Source:	
If Section 8:	Project-based vouchers (PBVs)	If Section 8:	(select one)
Percentage:	100%	Percentage:	
Units Subsidized:	69	Units Subsidized:	
Amount Per Year:	\$707,112	Amount Per Year:	
Total Subsidy:	\$14,142,240	Total Subsidy:	
Term:	20	Term:	

#### C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

### III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

#### A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$293,352		
1 Bedroom	\$338,232	70	\$23,676,240
2 Bedrooms	\$408,000		
3 Bedrooms	\$522,240		
4+ Bedrooms	\$581,808		
<b>TOTAL UNITS:</b>		70	
<b>TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:</b>			<b>\$23,676,240</b>
		<b>Yes/No</b>	
<b>(a) Plus (+) 20% basis adjustment - Prevailing Wages</b> Adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s):		<input type="text" value="No"/>	
<b>Plus (+) 5% basis adjustment</b> For projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.		<input type="text" value="No"/>	
<b>(b) Plus (+) 7% basis adjustment - Parking (New Construction)</b> For new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		<input type="text" value="No"/>	
<b>(c) Plus (+) 2% basis adjustment - Daycare</b> For projects where a day care center is part of the development.		<input type="text" value="No"/>	
<b>(d) Plus (+) 2% basis adjustment - 100% Special Needs</b> For projects where 100 percent of the Low-Income Units are for Special Needs populations.		<input type="text" value="Yes"/>	\$473,525
<b>(e) Plus (+) up to 10% basis adjustment - ITEM (e) Features</b> For projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the energy efficiency/resource conservation/indoor air quality items		<input type="text" value="No"/>	
<b>(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental mitigation</b> For projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: <input type="text" value="N/A"/>		<input type="text" value="No"/>	



(g) <b>Plus (+) Local Development Impact Fees</b> Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. <b>WAIVED IMPACT FEES ARE INELIGIBLE.</b>	<input type="checkbox"/> No	
(h) <b>Plus (+) 10% basis adjustment - Elevator</b> For projects wherein at least 95% of the project's upper floor units are serviced by an elevator.	<input type="checkbox"/> No	
(i) <b>Plus (+) 10% basis adjustment - High Opportunity Area</b> For a project that is: (i) in a county that has an unadjusted 9% threshold basis limit for a 2-bedroom unit equal to or less than \$400,000; AND (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.	<input type="checkbox"/> No	
(j) <b>Plus (+) 1% basis adjustment - 50%AMI to 36%AMI Units</b> For each 1% of project's Low-Income and Market Rate Units restricted between 36% and 50% of AMI. Rental Units: <input type="text" value="69"/> Total Rental Units @ 50% to 36% of AMI: <input type="text"/>	<input type="checkbox"/> No	
(k) <b>Plus (+) 2% basis adjustment - At or below 35%AMI Units.</b> For each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI. Rental Units: <input type="text" value="69"/> Total Rental Units @ 35% of AMI or Below: <input type="text" value="69"/>	<input type="checkbox"/> Yes	\$47,352,480
<b>TOTAL ADJUSTED THRESHOLD BASIS LIMIT:</b>		<b>\$71,502,245</b>

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**ITEM (e) Features**

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**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.  
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be more energy efficient than 2019 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6) by at least 5, EDR points for energy efficiency alone (not counting solar); except that if the local department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2016 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigate only with reclaimed water, greywater, or rainwater (excluding water used for community gardens), or irrigate with reclaimed water, greywater, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less.  
Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used).  
Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used).  
Threshold Basis Limit increase 2%.
- N/A** 9 For new construction projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources															
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)California Bank & Trust - Taxable financing	2)LACDA Nofa 25A	3)Deferred Developer Fee	4)	5)	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition	
LAND COST/ACQUISITION																				
Land Cost or Value																				
Demolition																				
Legal																				
Land Lease Rent Prepayment																				
Total Land Cost or Value																				
Existing Improvements Value																				
Off-Site Improvements																				
Total Acquisition Cost																				
Total Land Cost / Acquisition Cost																				
Predevelopment Interest/Holding Cost																				
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																				
Excess Purchase Price Over Appraisal																				
REHABILITATION																				
Site Work																				
Structures																				
General Requirements																				
Contractor Overhead																				
Contractor Profit																				
Prevailing Wages																				
General Liability Insurance																				
Other: (Specify)																				
Total Rehabilitation Costs																				
Total Relocation Expenses																				
NEW CONSTRUCTION																				
Site Work	\$632,329	\$632,329		\$632,329													\$632,329	\$632,329		
Structures	\$6,287,182	\$6,287,182			\$2,100,000	\$4,187,182											\$6,287,182	\$6,287,182		
General Requirements																				
Contractor Overhead																				
Contractor Profit	\$580,500	\$580,500		\$580,500													\$580,500	\$580,500		
Prevailing Wages	\$1,460,000	\$1,460,000		\$1,460,000													\$1,460,000	\$1,460,000		
General Liability Insurance	\$168,000	\$168,000		\$168,000													\$168,000	\$168,000		
Off-Site Improvements	\$380,489	\$380,489		\$380,489													\$380,489	\$380,489		
Total New Construction Costs	\$9,508,500	\$9,508,500		\$3,221,318	\$2,100,000	\$4,187,182											\$9,508,500	\$9,508,500		
ARCHITECTURAL FEES																				
Design	\$250,000	\$250,000				\$250,000											\$250,000	\$250,000		
Supervision	\$200,000	\$200,000				\$200,000											\$200,000	\$200,000		
Total Architectural Costs	\$450,000	\$450,000				\$450,000											\$450,000	\$450,000		
Total Survey & Engineering	\$125,000	\$125,000				\$125,000											\$125,000	\$125,000		
CONSTRUCTION INTEREST & FEES																				
Construction Loan Interest	\$300,000	\$300,000		\$50,000		\$250,000											\$300,000	\$300,000		
Origination Fee	\$100,000	\$100,000				\$100,000											\$100,000	\$100,000		
Credit Enhancement/Application Fee																				
Bond Premium																				
Cost of Issuance	\$305,000	\$305,000		\$305,000													\$305,000	\$305,000		
Title & Recording	\$15,000	\$15,000		\$15,000													\$15,000	\$15,000		
Taxes																				
Insurance																				
Performance Bond	\$90,000	\$90,000		\$90,000													\$90,000	\$90,000		
Lender Inspections	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000		
Total Construction Interest & Fees	\$820,000	\$820,000		\$470,000		\$350,000											\$820,000	\$820,000		
PERMANENT FINANCING																				
Loan Origination Fee																				
Credit Enhancement/Application Fee																				
Title & Recording																				
Taxes																				
Insurance																				
Syndication Perm Costs	\$35,000	\$35,000		\$28,626		\$6,374											\$35,000			
Other: (Specify)																				
Total Permanent Financing Costs	\$35,000	\$35,000		\$28,626		\$6,374											\$35,000			
Subtotals Forward	\$10,938,500	\$10,938,500		\$3,719,944	\$2,100,000	\$5,118,556											\$10,938,500	\$10,903,500		
LEGAL FEES																				
Lender Legal Paid by Applicant	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000		
Borrower Transaction Costs	\$50,000	\$50,000		\$50,000													\$50,000	\$50,000		
Total Attorney Costs	\$60,000	\$60,000		\$60,000													\$60,000	\$60,000		

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources															
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)California Bank & Trust - Taxable financing	2)LACDA Nofa 25A	3)Deferred Developer Fee	4)	5)	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition	
RESERVES																				
Rent Reserves																				
Capitalized Rent Reserves	\$74,817	\$74,817		\$74,817													\$74,817			
Required Capitalized Replacement Reserve	\$21,000	\$21,000		\$21,000													\$21,000			
3-Month Operating Reserve	\$255,490	\$255,490		\$255,490													\$255,490			
Other: (Transition)	\$543,996	\$543,996		\$543,996													\$543,996			
Total Reserve Costs	\$895,303	\$895,303		\$895,303													\$895,303			
CONTINGENCY COSTS																				
Construction Hard Cost Contingency	\$600,000	\$600,000				\$600,000											\$600,000	\$600,000		
Soft Cost Contingency	\$150,000	\$150,000				\$150,000											\$150,000	\$150,000		
Total Contingency Costs	\$750,000	\$750,000				\$750,000											\$750,000	\$750,000		
OTHER PROJECT COSTS																				
TCAC App/Allocation/Monitoring Fees	\$28,700	\$28,700		\$28,700													\$28,700			
Environmental Audit																				
Local Development Impact Fees	\$450,944	\$450,944				\$450,944											\$450,944	\$450,944		
Permit Processing Fees	\$350,000	\$350,000				\$350,000											\$350,000	\$350,000		
Capital Fees																				
Marketing																				
Furnishings	\$152,750	\$152,750				\$152,750											\$152,750	\$152,750		
Market Study	\$7,500	\$7,500				\$7,500											\$7,500	\$7,500		
Accounting/Reimbursables	\$12,000	\$12,000				\$12,000											\$12,000	\$12,000		
Appraisal Costs	\$11,000	\$11,000				\$11,000											\$11,000	\$11,000		
Common Area Furnishing	\$47,250	\$47,250				\$47,250											\$47,250	\$47,250		
LACDA Reservation Fee	\$38,360	\$38,360		\$38,360													\$38,360			
CASP, Universal Design, LEED, ect	\$100,000	\$100,000				\$100,000											\$100,000	\$100,000		
Other: (Specify)																				
Other: (Specify)																				
Total Other Costs	\$1,198,504	\$1,198,504		\$67,060		\$1,131,444											\$1,198,504	\$1,131,444		
SUBTOTAL PROJECT COST	\$13,842,307	\$13,842,307		\$4,742,307	\$2,100,000	\$7,000,000											\$13,842,307	\$12,844,944		
DEVELOPER COSTS																				
Developer Overhead/Profit	\$1,734,068	\$1,734,068		\$907,118			\$826,950										\$1,734,068	\$1,734,068		
Consultant/Processing Agent																				
Project Administration																				
Broker Fees Paid to a Related Party																				
Construction Oversight by Developer																				
Other: (Specify)																				
Total Developer Costs	\$1,734,068	\$1,734,068		\$907,118			\$826,950										\$1,734,068	\$1,734,068		
TOTAL PROJECT COSTS	\$15,576,375	\$15,576,375		\$5,649,425	\$2,100,000	\$7,000,000	\$826,950										\$15,576,375	\$14,579,012		
Note: Syndication Costs shall NOT be included as a project cost.																				
Calculate Maximum Developer Fee using the eligible basis subtotals.																				
Bridge Loan Expense During Construction:																				
Total Eligible Basis:																	\$14,579,012			

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land). Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 105) matches that of Permanent Financing in the Application workbook (Row 108). The conditional formatting does NOT test for any regulatory threshold or feasibility requirements. Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)	
Organizational Fee	
Bridge Loan Fees/Exp.	
Legal Fees	
Consultant Fees	
Accountant Fees	
Tax Opinion	
Other	

CERTIFICATION BY OWNER:  
As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner	
Printed Name of Signatory	
Title of Signatory	

CERTIFICATION OF CPA/TAX PROFESSIONAL:  
As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

Signature of Project CPA/Tax Professional	
Date	

## V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

### V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

#### A. Determination of Eligible and Qualified Basis

Projects w/ building(s) located in DDA/QCT areas & Non-DDA/Non-QCT areas, bifurcate accordingly.

	30% PVC for New Const/ Rehabilitation DDA/QCT Building(s)	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)	30% PVC for Acquisition DDA/QCT Building(s)	30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)
<b>Total Eligible Basis:</b>	\$14,579,012			
<b>Ineligible Amounts</b>				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):				
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
<b>Total Ineligible Amounts:</b>				
<b>*Total Eligible Basis Amount Voluntarily Excluded:</b>				
<b>Total Basis Reduction:</b>				
<b>Total Requested Unadjusted Eligible Basis:</b>	\$14,579,012			
<b>Total Adjusted Threshold Basis Limit:</b>	\$71,502,245			
<b>**QCT or DDA Adjustment:</b>	130%	100%	100%	100%
<b>Total Adjusted Eligible Basis:</b>	\$18,952,716			
Applicable Fraction:	100%	100%	100%	100%
<b>Qualified Basis:</b>	\$18,952,716			
<b>Total Qualified Basis:</b>	\$18,952,716			

\*Voluntary exclusions of eligible basis should be made from rehabilitation eligible basis.

\*\*130% boost if the building(s) is/are located in a DDA or QCT, or Reg. Section 10317(d) as applicable.

(Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B)

#### B. Determination of Federal Credit

	New Const/ Rehab	Acquisition
<b>Qualified Basis:</b>	\$18,952,716	
<b>***Applicable Percentage:</b>	3.24%	3.24%
<b>Subtotal Annual Federal Credit:</b>	\$614,068	
<b>Total Combined Annual Federal Credit:</b>	\$614,068	

\*\*\*Applicants are required to use these percentages in calculating credit at the application stage.

## Federal Credit

### C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$15,576,375
Permanent Financing	\$9,926,950
Funding Gap	\$5,649,425
Federal Tax Credit Factor	\$0.92000

Federal tax credit factor must be at least \$1.00 for self-syndication projects or at least \$0.85 for all other projects.

Total Credits Necessary for Feasibility	\$6,140,679
Annual Federal Credit Necessary for Feasibility	\$614,068
Maximum Annual Federal Credits	\$614,068
Equity Raised From Federal Credit	\$5,649,425

Remaining Funding Gap

## \$500M State Credit

### D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	\$14,579,012	
New construction or rehabilitation basis only; No acquisition basis except for At-Risk projects eligible for State Credit		
Factor Amount	30%	30%
Maximum Total State Credit	\$4,373,704	\$0

### E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	
<u>State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.79 for self-syndication projects; or at least \$0.70 for all other projects.</u>	

State Credit Necessary for Feasibility	
Maximum State Credit	
Equity Raised from State Credit	
Remaining Funding Gap	

## Ranking - \$500M State Credit Applications

### F. Ranking System for \$500M State Credit Applications

State Tax Credit per Tax Credit Unit	
Tax Credit Unit per State Tax Credit	#DIV/0!

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$535,872	\$549,269	\$563,001	\$577,076	\$591,502	\$606,290	\$621,447	\$636,983	\$652,908	\$669,231	\$685,961	\$703,111	\$720,688	\$738,705	\$757,173
Less Vacancy	10.00%	-53,587	-54,927	-56,300	-57,708	-59,150	-60,629	-62,145	-63,698	-65,291	-66,923	-68,596	-70,311	-72,069	-73,871	-75,717
Rental Subsidy	1.025	707,112	724,790	742,910	761,482	780,519	800,032	820,033	840,534	861,547	883,086	905,163	927,792	950,987	974,762	999,131
Less Vacancy	10.00%	-70,711	-72,479	-74,291	-76,148	-78,052	-80,003	-82,003	-84,053	-86,155	-88,309	-90,516	-92,779	-95,099	-97,476	-99,913
Miscellaneous Income	1.025	2,400	2,460	2,522	2,585	2,649	2,715	2,783	2,853	2,924	2,997	3,072	3,149	3,228	3,308	3,391
Less Vacancy	10.00%	-240	-246	-252	-258	-265	-272	-278	-285	-292	-300	-307	-315	-323	-331	-339
Total Revenue		\$1,120,846	\$1,148,867	\$1,177,588	\$1,207,028	\$1,237,204	\$1,268,134	\$1,299,837	\$1,332,333	\$1,365,642	\$1,399,783	\$1,434,777	\$1,470,647	\$1,507,413	\$1,545,098	\$1,583,725
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$166,000	\$171,810	\$177,823	\$184,047	\$190,489	\$197,156	\$204,056	\$211,198	\$218,590	\$226,241	\$234,159	\$242,355	\$250,837	\$259,617	\$268,703
Management		46,519	48,147	49,832	51,576	53,382	55,250	57,184	59,185	61,257	63,401	65,620	67,916	70,293	72,754	75,300
Utilities		135,000	139,725	144,615	149,677	154,916	160,338	165,949	171,758	177,769	183,991	190,431	197,096	203,994	211,134	218,524
Payroll & Payroll Taxes		157,000	162,495	168,182	174,069	180,161	186,467	192,993	199,748	206,739	213,975	221,464	229,215	237,238	245,541	254,135
Insurance		16,750	17,336	17,943	18,571	19,221	19,894	20,590	21,311	22,057	22,829	23,628	24,454	25,310	26,196	27,113
Maintenance		145,350	150,437	155,703	161,152	166,792	172,630	178,672	184,926	191,398	198,097	205,031	212,207	219,634	227,321	235,277
Other Operating Expenses (specify):		11,000	11,385	11,783	12,196	12,623	13,065	13,522	13,995	14,485	14,992	15,517	16,060	16,622	17,204	17,806
Total Operating Expenses		\$677,619	\$701,336	\$725,882	\$751,288	\$777,583	\$804,799	\$832,967	\$862,121	\$892,295	\$923,525	\$955,849	\$989,303	\$1,023,929	\$1,059,766	\$1,096,858
Transit Pass/Tenant Internet Expen	1.035	19,200	19,872	20,568	21,287	22,032	22,804	23,602	24,428	25,283	26,168	27,083	28,031	29,013	30,028	31,079
Service Amenities	1.035	40,000	41,400	42,849	44,349	45,901	47,507	49,170	50,891	52,672	54,516	56,424	58,399	60,443	62,558	64,748
Replacement Reserve		21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
Real Estate Taxes	1.020	60,000	61,200	62,424	63,672	64,946	66,245	67,570	68,921	70,300	71,706	73,140	74,602	76,095	77,616	79,169
Master Lease Payment for Air Right	1.035	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$817,820	\$844,809	\$872,724	\$901,598	\$931,464	\$962,356	\$994,310	\$1,027,362	\$1,061,551	\$1,096,916	\$1,133,497	\$1,171,337	\$1,210,480	\$1,250,970	\$1,292,855
Cash Flow Prior to Debt Service		\$303,026	\$304,058	\$304,864	\$305,430	\$305,740	\$305,778	\$305,528	\$304,971	\$304,091	\$302,867	\$301,280	\$299,309	\$296,933	\$294,128	\$290,871
MUST PAY DEBT SERVICE																
California Bank & Trust - Taxable financing		223,341	223,341	223,341	223,341	223,341	223,341	223,341	223,341	223,341	223,341	223,341	223,341	223,341	223,341	223,341
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341	\$223,341
Cash Flow After Debt Service		\$79,685	\$80,717	\$81,524	\$82,089	\$82,399	\$82,437	\$82,187	\$81,630	\$80,750	\$79,526	\$77,939	\$75,968	\$73,592	\$70,787	\$67,530
Percent of Gross Revenue		6.40%	6.32%	6.23%	6.12%	5.99%	5.85%	5.69%	5.51%	5.32%	5.11%	4.89%	4.65%	4.39%	4.12%	3.84%
25% Debt Service Test		35.68%	36.14%	36.50%	36.76%	36.89%	36.91%	36.80%	36.55%	36.16%	35.61%	34.90%	34.01%	32.95%	31.69%	30.24%
Debt Coverage Ratio		1.357	1.361	1.365	1.368	1.369	1.369	1.368	1.365	1.362	1.356	1.349	1.340	1.330	1.317	1.302
OTHER FEES**																
GP Partnership Management Fee		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
LP Asset Management Fee																
Incentive Management Fee																
Total Other Fees		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Remaining Cash Flow		\$74,685	\$75,717	\$76,524	\$77,089	\$77,399	\$77,437	\$77,187	\$76,630	\$75,750	\$74,526	\$72,939	\$70,968	\$68,592	\$65,787	\$62,530
Deferred Developer Fee**		\$74,685	\$75,717	\$76,524	\$77,089	\$77,399	\$77,437	\$77,187	\$76,630	\$75,750	\$74,526	\$64,006	\$0	\$0	\$0	\$0
Residual or Soft Debt Payments**																
Borrower 50%										\$0	\$0	\$4,467	\$35,484	\$34,296	\$32,894	\$31,265
LACDA 50%										0	\$0	\$4,467	\$35,484	\$34,296	\$32,894	\$31,265

\*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

\*\*Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.